

Thursday, November 24, 2016
9:30 am.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 47

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the November 24, 2016 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the November 17, 2016 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA15-0136 169350836-001	Tentative plan of subdivision to create four (4) multiple family lots (MFL) and two (2) Municipal Reserve lots, from Lots 4-8, Block 8, Plan 278 NY, Lot 13, Block 6, Plan RN 61, Lot 1 and OT, Block 7, Plan RN 61, Block Q and X, Plan RN 61 Lot 12A, Block 6, Plan 992 0751, Lot B Block 7, Plan 862 2802, Block A Plan 2123KS and the closed road right-of-way, located west of 84 Street NW and south of 111 Avenue NW; BOYLE STREET
2.	LDA16-0117 187931462-001	Tentative plan of subdivision to create one (1) lot from Lot A, Plan 842 2557 to consolidate with the SW 25-53-24-W4M, located north of 142 Avenue NW and east of Manning Drive NW; CLAREVIEW TOWN CENTRE
3.	LDA16-0399 227928483-001	Tentative plan of subdivision to create 48 single detached residential lots from Lot 1, Plan 992 1891, and the SE-31-51-23-W4M located south of 17 Avenue NW and west of 17 Street NW; LAUREL
4.	LDA16-0324 225489760-001	Tentative plan of subdivision to subdivide a portion of Lot 46, Block 1, Plan 072 2789 for the purpose of consolidation with Lot 45, Block 1, Plan 072 2789 located east of 82 Street NW and north of 167 Avenue NW; SCHONSEE
5.	LDA16-0435 232104801-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 31, Block 15, Plan 2639 KS located south of 122 Avenue NW and west of 135 Street NW; DOVERCOURT
6.	LDA16-0436 230787558-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19B, Block 25, Plan 5664 RS located south of 98 Avenue NW and east of 154 Street NW; WEST JASPER PLACE
7.	LDA16-0464 231777425-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 15, Plan RN 64, located south of 121 Avenue NW and west of 124 Street NW; PRINCE CHARLES

8.	LDA16-0481 231938847-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 15, Plan 5112 HW, located north of 93 Avenue NW and west of 83 Street NW; HOLYROOD
9.	LDA16-0487 232275262-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 22, Plan RN64, located west of 123 Street and north of 121 Avenue; PRINCE CHARLES
10.	LDA16-0488 232104801-001	Tentative plan of subdivision to adjust the common property line of Lot 46A, Block 2, Plan 16 23399 and Lot 46B, Block 2, Plan 16 23399 located west of 141 Street NW and north of 92 Avenue NW; PARKVIEW
11.	LDA16-0498 231490771-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 1, Plan 1719KS, located east of 75 Street NW and south of 106 Avenue; FOREST HEIGHTS
12.	LDA16-0538 235316309-001	Tentative plan of subdivision to create revise conditionally approve LDA15-0369 (138 residential units to 136 residential units) by bare land condominium from Lot 142A, Block 1, Plan 042 0150, located north of 15 Avenue SW and east of 127 Street SW; RUTHERFORD
5.	OTHER BUSINESS	



November 24, 2016

File NO. LDA15-0136

Stantec Consulting Ltd.
10160 -112 Street NW
Edmonton, AB T5K 2L6

ATTENTION: Om Joshi

RE: Tentative plan of subdivision to create four (4) multiple family lots (MFL) and two (2) Municipal Reserve lots, from Lots 4-8, Block 8, Plan 278 NY, Lot 13, Block 6, Plan RN 61, Lot 1 and OT, Block 7, Plan RN 61, Block Q and X, Plan RN 61 Lot 12A, Block 6, Plan 992 0751, Lot B Block 7, Plan 862 2802, Block A Plan 2123KS and the closed road right-of-way, located west of 84 Street NW and south of 111 Avenue NW; **BOYLE STREET**

I The Subdivision by Plan is APPROVED on November 24, 2016, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.18 ha and a 0.10 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map Enclosure I;
2. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$ 242,069.04 representing 0.09 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that LDA15-0136 to close a portion of 85 Street NW shall be approved prior to the endorsement of this subdivision;
6. that the subdivision boundary be amended to include the dedication of Muttart Crossing to the satisfaction of Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (3) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
4. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
5. that the owner design and construct the storm and sanitary sewer main, in general accordance with the draft Muttart Land Redevelopment Storm and Sanitary Servicing Feasibility Study dated July 2015, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Drainage Planning and Engineering;
6. that the engineering drawings include and that the owner construct Muttart Crossing, including channelization, accesses, intersections, shared use path, sidewalk, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I. Muttart Crossing must be designed and constructed in general accordance with the approved cross section, with provisions included to accommodate continued operations off the Edmonton Transit bus staging area, or to the satisfaction of Transportation Planning and Engineering and City Operations;
7. that the engineering drawings include modifications to 84 Street NW, 85 Street NW and 106A Avenue NW, including sidewalk, lighting, and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Planning and Engineering;
8. that the owner pay half the cost of the traffic signals at the intersection of Muttart Crossing NW and Stadium Road NW, and a portion of the costs of the traffic signals at the intersection of 84 Street NW and Jasper Avenue NW as required in Servicing Agreement DS-1765 for Edgewater Towers Phases 1&2, which traffic signals are shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the design, and the City's Electrical Services Contractor shall install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installations will be at the discretion and direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation. Should full build out of the subdivision area occur before this time and it is determined that the traffic signals are not warranted, then Transportation Operations may consider waiving this requirement;

9. that the engineering drawings include a minimum 3 m hard surface shared use path, including "Shared Use" signage, lighting, uniform fencing, and bollards within the LRT right-of-way, as shown on the "Conditions of Approval" map, Enclosure II, to the satisfaction of Transportation Planning and Engineering and City Operation;
10. that the engineering drawings include an at-grade pedestrian access, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Planning and Engineering;
11. that the engineering drawing include a sidewalk connection, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Planning and Engineering;
12. that the owner construct 0.5 m uniform fence wholly on privately-owned lands to the satisfaction of Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within the Municipal Reserve lots, road rights of way, walkways, and greenways to the satisfaction of City Departments and affected utility agencies.

Enclosure I and II are maps of the subdivision identifying major conditions of this approval.

MR for Lot 4-8, Block 8, Plan 278 NY, Lot 13, Block 6, Plan RN 61, Lot 1 and OT, Block 7, Plan RN 61, Block Q and X, Plan RN 61 Lot 12A, Block 6, Plan 992 0751, and Lot B Block 7, Plan 862 2802 in the amount of 0.28 ha is being provided by dedication and in the amount of \$ 242,069.04, representing 0.09 ha, is being provided by cash in lieu with this subdivision.

Fencing will be reviewed for compatibility in materials and heights as off-site improvements design discussions of the Muttart site proceeds, to the satisfaction of Sustainable Development.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Carman Yeung at 780-496-6213 or carman.yeung@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/cy/Posse #169350836-001

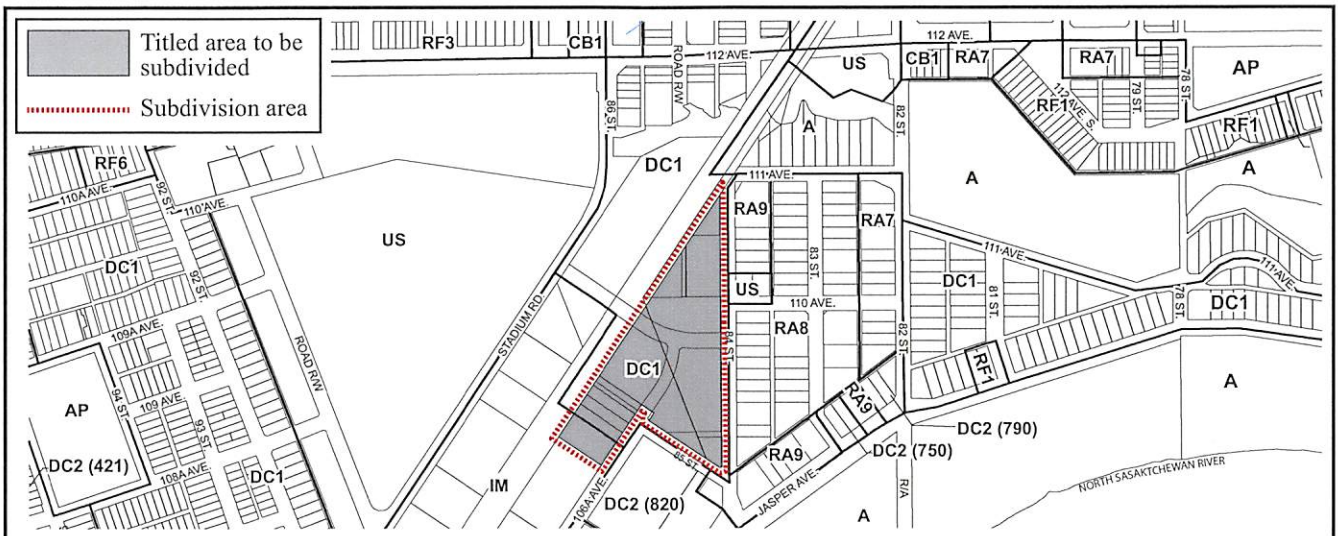
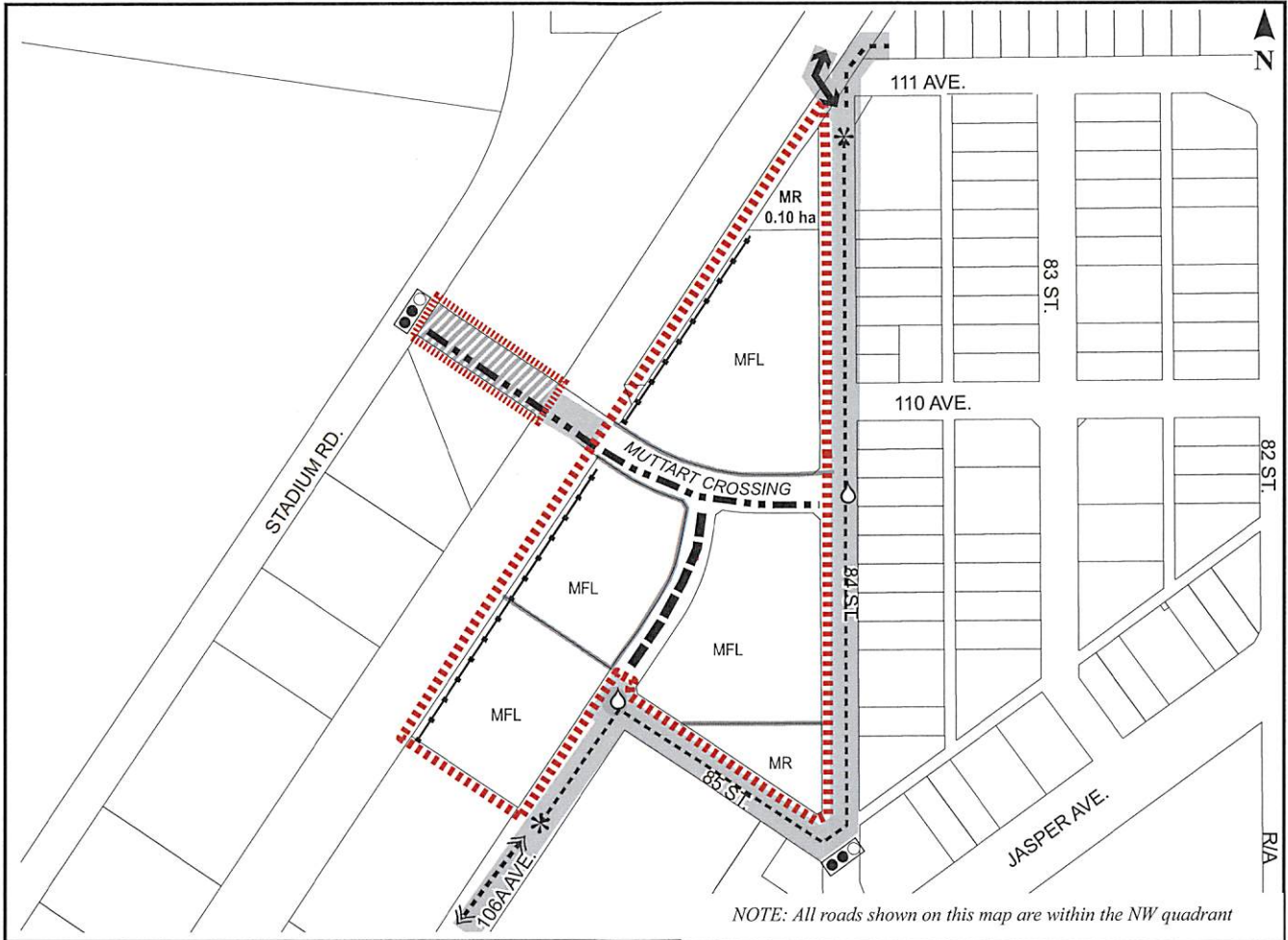
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 24, 2016

LDA15-0136

- | | |
|--|--|
| <ul style="list-style-type: none"> ----- Limit of proposed subdivision ----- 0.5 m uniform fence ----- Construct storm sewer main *-----* Construct streetscape improvement as per approved plans ----- Amend subdivision boundary ----- Dedicate as road right of way (stage 2) | <ul style="list-style-type: none"> ----- Construct Muttart crossing ----- Construct 106A Ave ----- Construct at grade pedestrian access ----- Construct sidewalk ●○ Traffic signal ----- Include in engineering drawings |
|--|--|

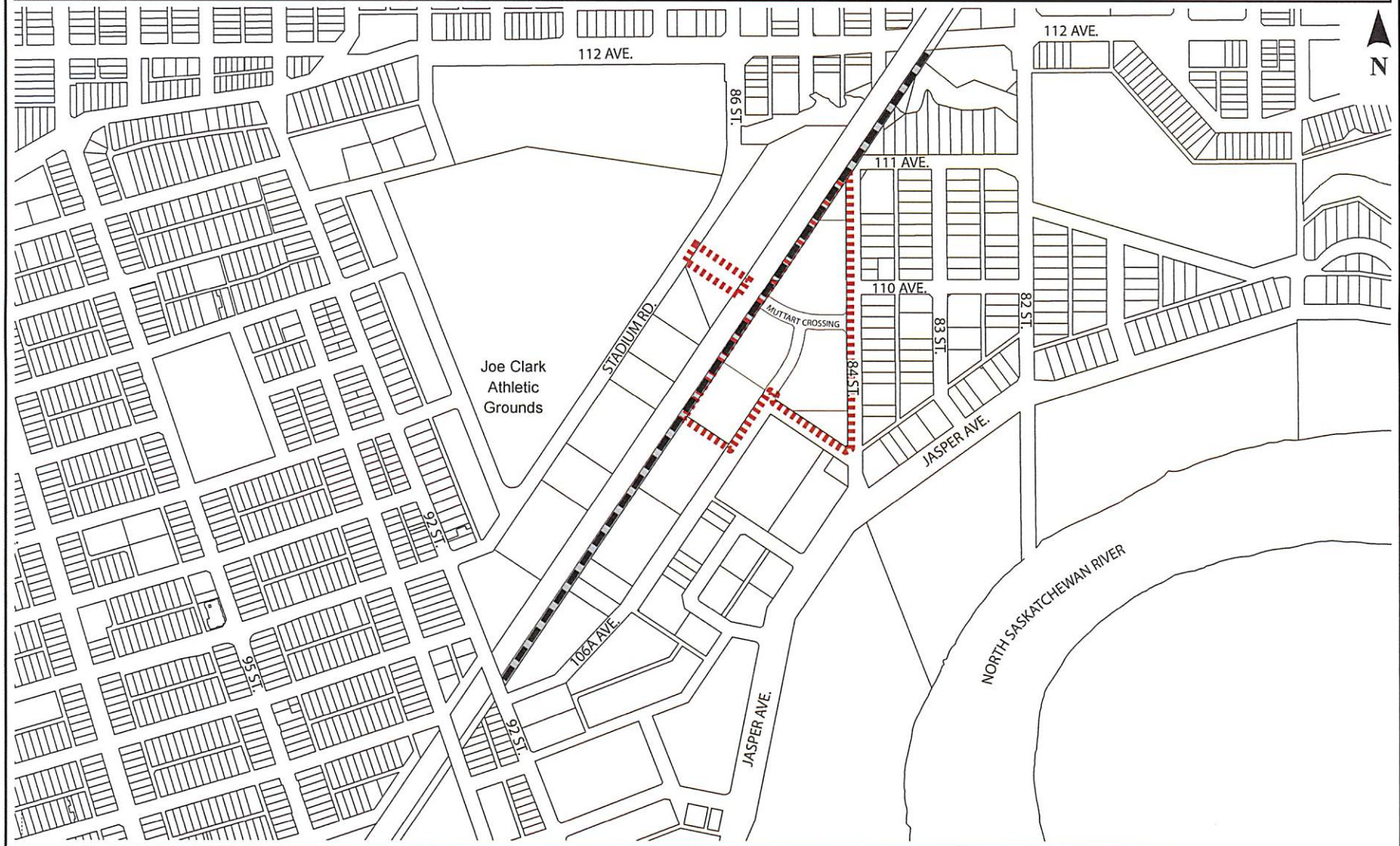


SUBDIVISION CONDITIONS OF APPROVAL MAP

November 24, 2016

LDA15-0136

- Limit of proposed subdivision
- Construct 3 m hard-surface shared use path including fencing
- █ Include in engineering drawings





November 24, 2016

File NO. LDA16-0117

Stantec Consulting Ltd.
10160 - 112 Street NW
Edmonton, AB T5K 2L6

ATTENTION: Mark Lawrence

RE: Tentative plan of subdivision to create one (1) lot from Lot A, Plan 842 2557 to consolidate with the SW 25-53-24-W4M, located north of 142 Avenue NW and east of Manning Drive NW;
CLAREVIEW TOWN CENTRE

The Subdivision by Plan is APPROVED on November 24, 2016, subject to the following conditions:

1. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
2. that the owner submit a lot grading plan showing the non-existence or elimination of cross lot overland drainage, to the satisfaction of Drainage Planning and Engineering; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
3. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Sarah Ramey at 780-496-6214 or sarah.ramey@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/sr/Posse #187931462-001

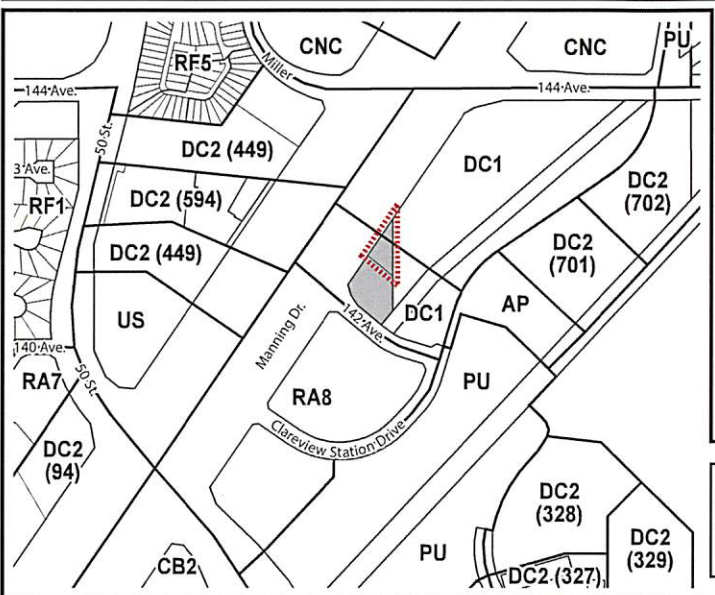
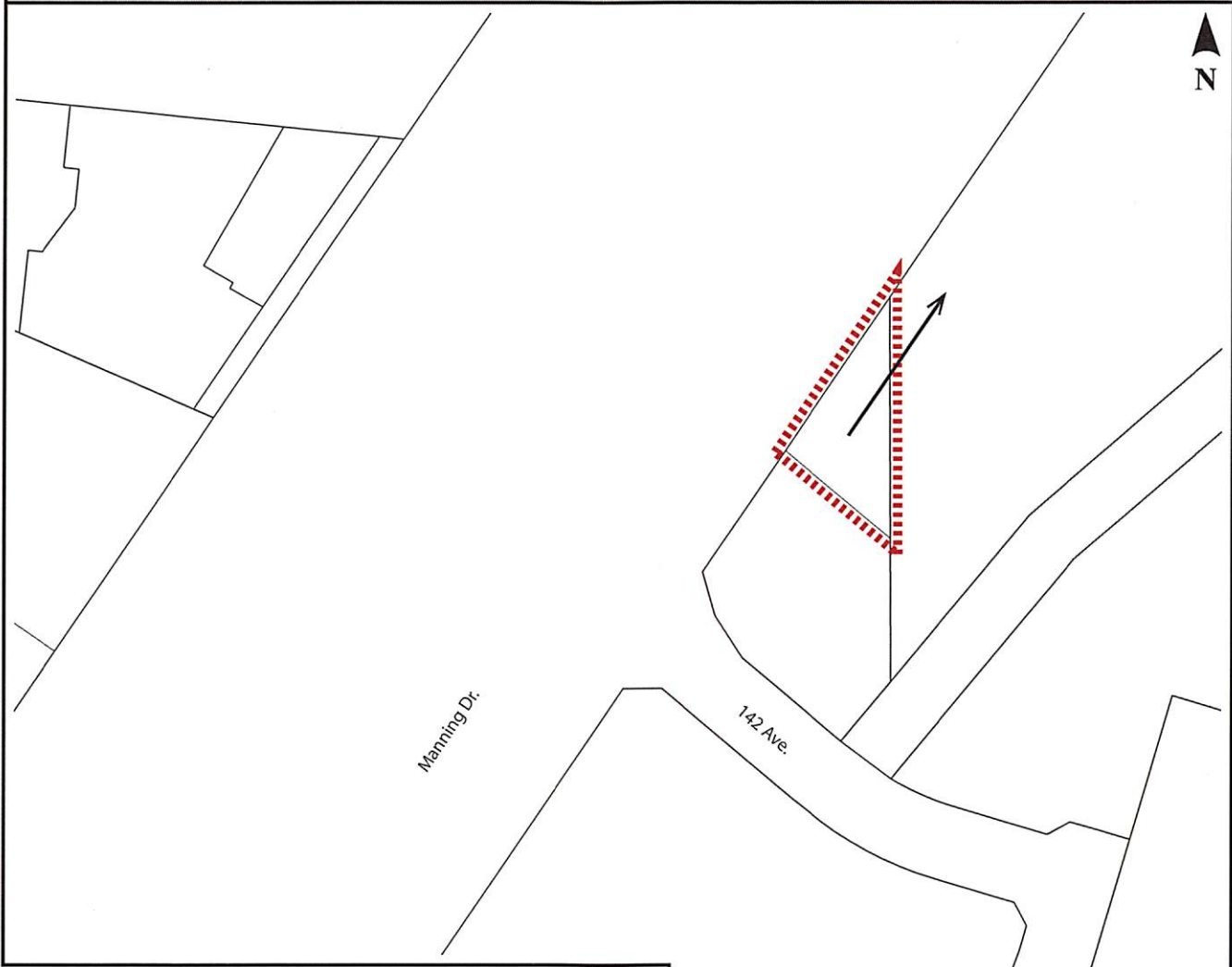
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP



November 24, 2016

LDA16-0117

- Limit of proposed subdivision
- ← Consolidate with adjacent lots



NOTE: All roads shown on this map are within the NW quadrant

	Titled area to be subdivided
	Subdivision area



November 24, 2016

File NO. LDA16-0399

Qualico Communities
3203 – 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Reanna Feniak

RE: Tentative plan of subdivision to create 48 single detached residential lots from Lot 1, Plan 992 1891, and the SE-31-51-23-W4M located south of 17 Avenue NW and west of 17 Street NW; **LAUREL**

I The Subdivision by Plan is APPROVED on November 24, 2016 subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepares the necessary plans and documentation to grant new or carry forward existing easements in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the servicing agreement;
3. that the approved subdivision LDA14-0313 be registered prior to or concurrent with the registration of the current application;
4. that Bylaw 17845 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (1) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;

6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner will not be issued the CCC for the storm or sanitary sewer facilities until all required downstream storm and sanitary sewer systems are completed to the satisfaction of Drainage Planning and Engineering;
8. that the owner provides a letter signed by themselves as well as the owner of the lands to the north that includes SWMF 608, agreeing to the joint operation and maintenance of the temporary/interim storm water management system, including the temporary pumping operations, to the satisfaction of Drainage Planning and Engineering;
9. that the owner pays for and provides the agreed to portion of joint operation and maintenance of the temporary pumping program required from the last manhole into Mill Creek as set out in the agreement between the developers, until the permanent stormwater servicing is in place to the satisfaction of Drainage Planning and Engineering of Sustainable Development;
10. that the owner completes the interim construction of SWMF 608A necessary to service the current subdivision and to provide for any additional storage or other requirements due to the need for temporary / interim stormwater management;
11. that the owner designs and constructs an acceptable means for temporary minor and major storm drainage to be accommodated from the subdivision to SWMF 608A including an inlet into the SWMF to the satisfaction of Drainage Planning and Engineering; and
12. and that the owner is responsible for the landscape design and construction within the boulevards, medians and walkways to the satisfaction of City Departments and affected utility agencies.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) for the SE-31-51-23-W4M was addressed by a Deferred Reserve Caveat (DRC) through LDA14-0284. The DRC will carry forward on the remainder of the title.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

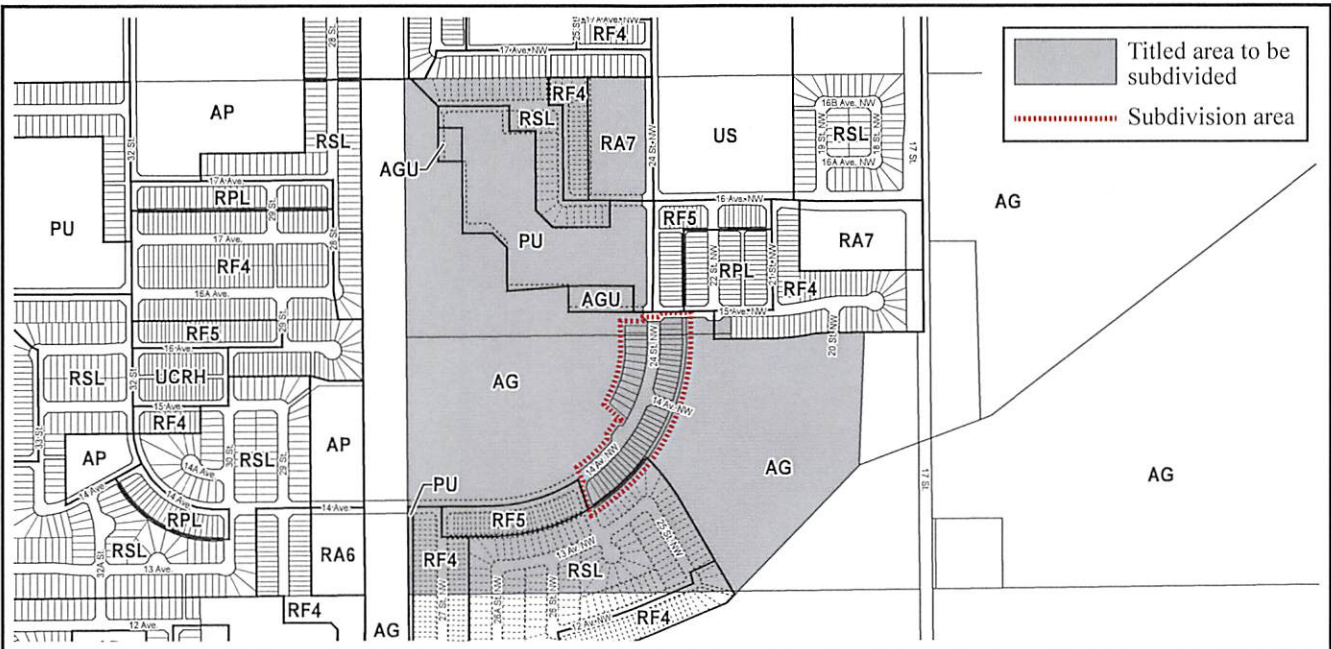
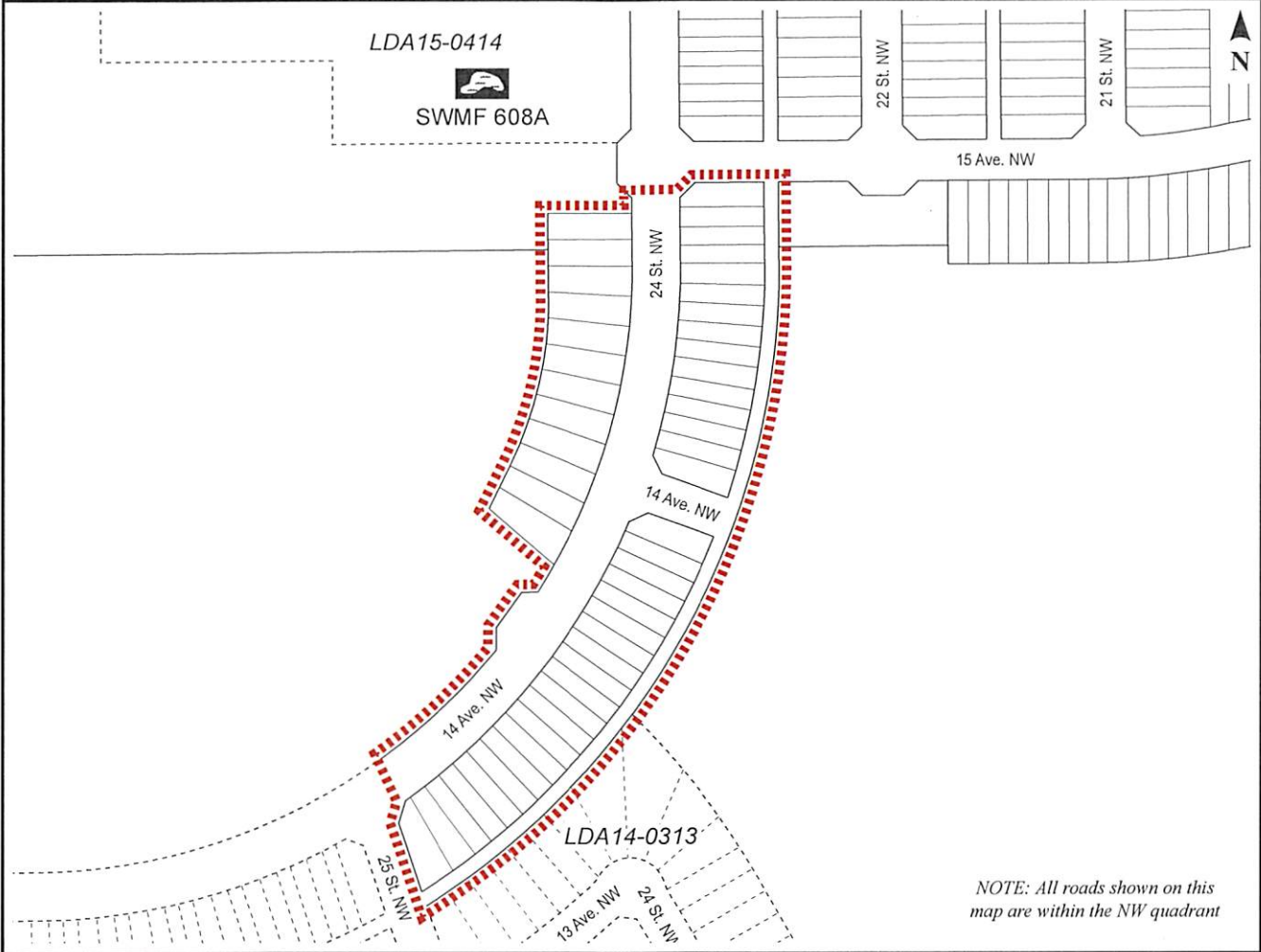
If you have further questions, please contact Mark Harrison at 780-944-0459 or mark.harrison@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority
BM/mh/Posse #227928483-001

Enclosure(s)

■■■■■■ Limit of proposed subdivision





November 24, 2016

File NO. LDA16-0324

Northland Surveys
100, 18103 – 105 Avenue NW
Edmonton, AB T5S 2L5

ATTENTION: Chad Finner

RE: Tentative plan of subdivision to subdivide a portion of Lot 46, Block 1, Plan 072 2789 for the purpose of consolidation with Lot 45, Block 1, Plan 072 2789 located east of 82 Street NW and north of 167 Avenue NW; **SCHONSEE**

The Subdivision by Plan is APPROVED on November 24, 2016, pursuant to Section 654 of the Municipal Government Act, and subject to the following condition(s):

1. that the owner contact Drainage Planning and Engineering and EPCOR Water Services Inc. to resolve cross lot servicing for water and sanitary that has been identified;
2. that for water main looping between any of the multiple water services, the owner shall install check valves on each service line where it crosses the property line and register a multiple services check valve restrictive covenant. (contact Gerald Wildeman at 780 412-7864); and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that in those instances where lesser lot dimensions and areas have been allowed pursuant to Section 654 of the Municipal Government Act, this approval does not relieve the subject lands from any of the remaining development regulations contained within the applicable Zone;

4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$1973.00 – 2016 fee schedule) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Gilbert Quashie-Sam at 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #225489760-001

Enclosure(s)

SCHONSEE WAY

82 STREET

79 STREET

CONDOMINIUM PLAN 102 6255

LOT 47
(1.358 Hectares)

PART OF
LOT 46

LOT 45

REMAINDER OF
LOT 46

B L O C K 1

SUBDIVISION PLAN 072 2789

URW PLAN 042 3133

BLOCK 1
PLAN 074 1048

URW PLAN 074 1048

41

40

39

38

37

36

35

34

33

32

31

30

29

SUBDIVISION PLAN 042 3131

URW PLAN 042 3133

URW PLAN 072 2789

43.3

74.0

107.33

URW PLAN 072 2790

107.54

72.52

URW PLAN 072 2790

URW PLAN 072 2790

URW PLAN 072 2790

25.8

URW PLAN 072 2790

21.0

21.0

21.0

21.0

21.0

21.0

21.0

21.0

21.0

21.0

21.0

21.0

SCHONSEE

TENTATIVE PLAN SHOWING A

PROPOSED SUBDIVISION

OF

LOT 45 BLOCK 1 PLAN 072 2789

AND PART OF

LOT 46 BLOCK 1 PLAN 072 2789

EDMONTON

ALBERTA

SCALE 1:1000

LEGEND:

1. DIMENSIONS SHOWN ARE IN METRES AND DECIMALS THEREOF.

2. THE AREA PROPOSED TO BE BOUNDED BY THIS DEVELOPMENT SHOWN THUS

AND CONTAINS FROM:	PART OF LOT 46	0.516 Hectares
	LOT 45	0.842 Hectares
		1.358 Hectares



NORTHLAND SURVEYS

LAND INFORMATION

FILE: 1883PROP.DWG

JULY 6, 2016

167 AVENUE



Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

November 24, 2016

File NO. LDA16-0435

Hagen Surveys (1982) Ltd.
8929 – 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 31, Block 15, Plan 2639 KS located south of 122 Avenue NW and west of 135 Street NW;
DOVERCOURT

The Subdivision by Plan is REFUSED on November 24, 2016, for the following reason(s):

1. The proposed subdivision does not comply with the minimum Development Regulations identified in Section 110 of the City of Edmonton Zoning Bylaw. The minimum site depth identified in the RF1 (Single Detached Residential) Zone for permitted and discretionary uses is 30.0 meters. The average lot depth of proposed Lot 33 is 23.34 meters and therefore significantly deficient in depth by 6.66 meters, or 22.2%; and
2. When an application for subdivision is submitted for consideration, the Subdivision Authority is charged with the responsibility to ensure that the proposed subdivision would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of the neighbouring parcels of land (Section 654 of the Municipal Government Act).

The proposal will result in site depths that are uncharacteristically smaller when compared to properties on the block face. For example, the site depths on the block face range from 36.58 meters to 56.97 meters. The average lot depth of proposed Lot 33 is 23.34 meters which is significantly smaller than lots characteristic to the block face.

Therefore, it is the position of the Subdivision Authority that the proposed subdivision would not comply with Section 654 of the Municipal Government Act.

Please be advised that an appeal may be lodged with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Gilbert Quashie-Sam at 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #232104801-001

Enclosure(s)

TENTATIVE PLAN

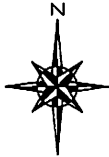
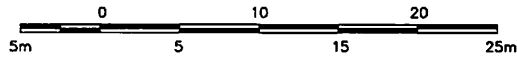
SHOWING SUBDIVISION OF

LOT 31, BLOCK 15, PLAN 2639 K.S.

IN THE
S.W.1/4 SEC.13-53-25-4

EDMONTON ALBERTA

SCALE 1:300 2016 N.R. RONSKO, A.L.S.



NOTE:
- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS.

HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP

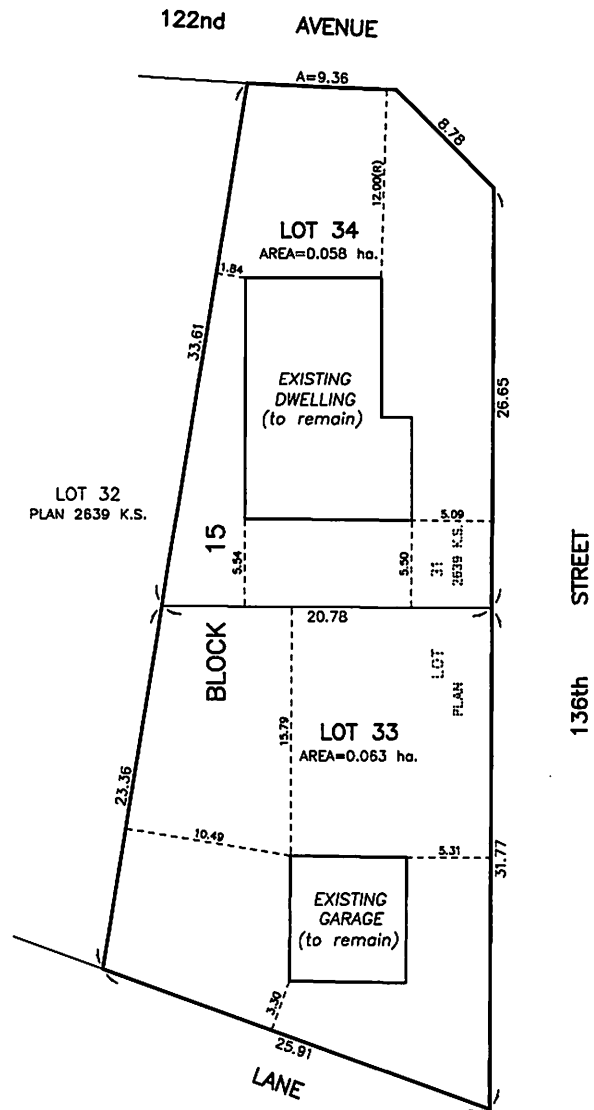
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: Sept. 8, 2016
REVISED: -

FILE NO. 16S0707

DWG.NO. 16S0707T





November 24, 2016

File NO. LDA16-0436

Hagen Surveys (1982) Ltd.
8929 – 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19B, Block 25, Plan 5664 RS located south of 98 Avenue NW and east of 154 Street NW;
WEST JASPER PLACE

The Subdivision by Plan is APPROVED on November 24, 2016, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 6.5 m south of the north property line of Lot 19B. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00 – 2016 fee schedule) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Gilbert Quashie-Sam at 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #230787558-001

Enclosure(s)

TENTATIVE PLAN

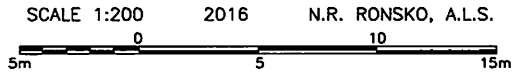
SHOWING SUBDIVISION OF

LOT 19B, BLOCK 25, PLAN 5664 R.S.

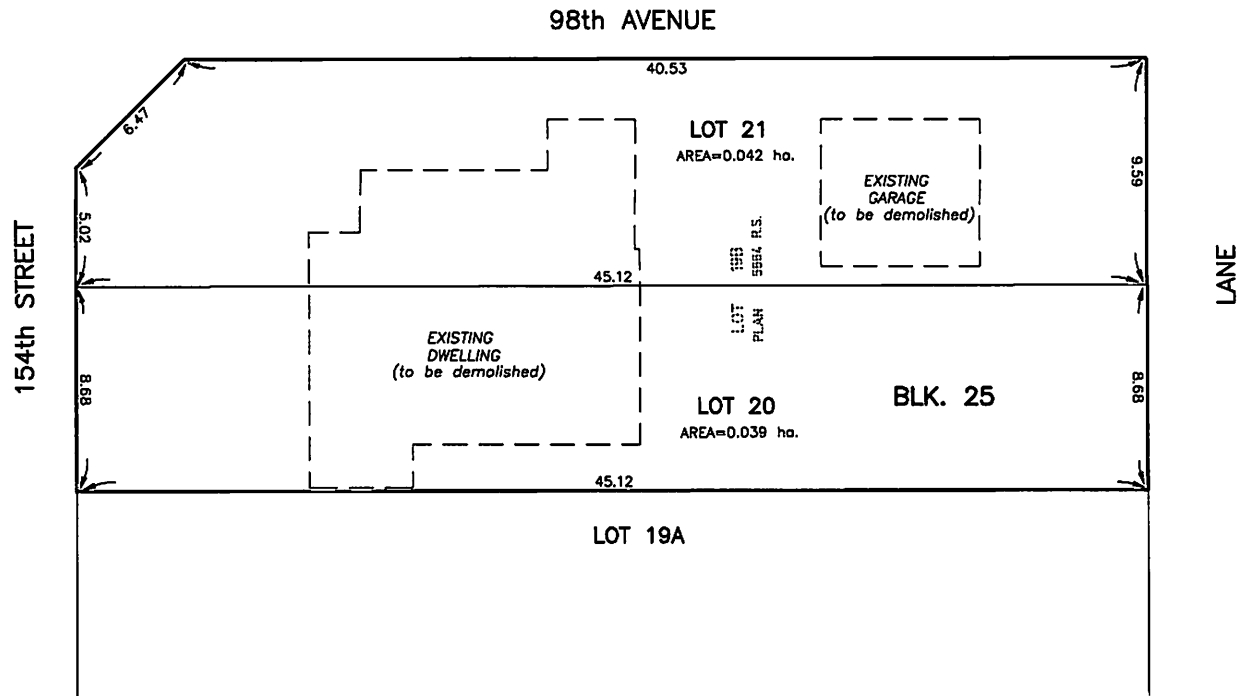
IN THE

N.W.1/4 SEC.35-52-25-4

EDMONTON ALBERTA



NOTE:
- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS.



HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP

DRAWN BY: RTP

CALC'D. BY: RTP

DATE: September 15, 2016

REVISED: -

FILE NO. 16S0733

DWG.NO. 16S0733T



November 24, 2016

File NO. LDA16-0464

Vida Nova Homes Ltd.
201, 10715 – 124 Street NW
Edmonton AB, T5M 0H2

ATTENTION: Jordan Seitz

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 15, Plan RN 64, located south of 121 Avenue NW and west of 124 Street NW;
PRINCE CHARLES

The Subdivision by Plan is APPROVED on November 24, 2016, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 8.8 m north of the south property line of Lot 12. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00 – 2016 fees) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/sc/Posse #231777425-001

Enclosure(s)



LEGAL ADDRESS:
12035 - 124 STREET NW

LEGAL DESCRIPTION:

LOT: 12
BLOCK: 15
PLAN: RN 64
AREA: 650.533 m²

WORKING DRAWINGS ARE A GRAPHIC REPRESENTATION ONLY. ACTUAL PRODUCTS AND MATERIALS USED MAY VARY FROM DEPICTED ON DRAWINGS. SALES CONTRACT AND SPECIFICATIONS MUST TAKE PRECEDENCE OVER THESE DRAWINGS.



REDESIGNING THE FUTURE @
721-10140 114 STREET
EDMONTON, AB
CANADA, T5J 0S5
780-908-2660

CLIENT:

VIDA NOVA HOMES

Ph: 780.231.2639
Email: troy@vidanovahomes.com

PROJECT:

(PROPOSED) NEW HOME CONSTRUCTION
12035 - 124 STREET, NW
EDMONTON, ALBERTA

JOB NO: 0004A

DRAWN:

CHECKED: TODD A. PRUDEN

REVISION: ISSUED FOR PERMITS/ESTIMATES

SCALE: 1:250

DATE: 21-SEPTEMBER-2016

SHEET: 1 OF 1

TITLE:

TENTATIVE PLAN



November 24, 2016

File NO. LDA16-0481

Satt Associates Inc.
207, 3132 – Parsons Road NW
Edmonton, AB T6N 1L6

ATTENTION: Roberta Holtner

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 15, Plan 5112 HW, located north of 93 Avenue NW and west of 83 Street NW;
HOLYROOD

The Subdivision by Plan is APPROVED on November 24, 2016, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 3.6 m north of the south line of Lot 19. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00 – 2016 fees) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

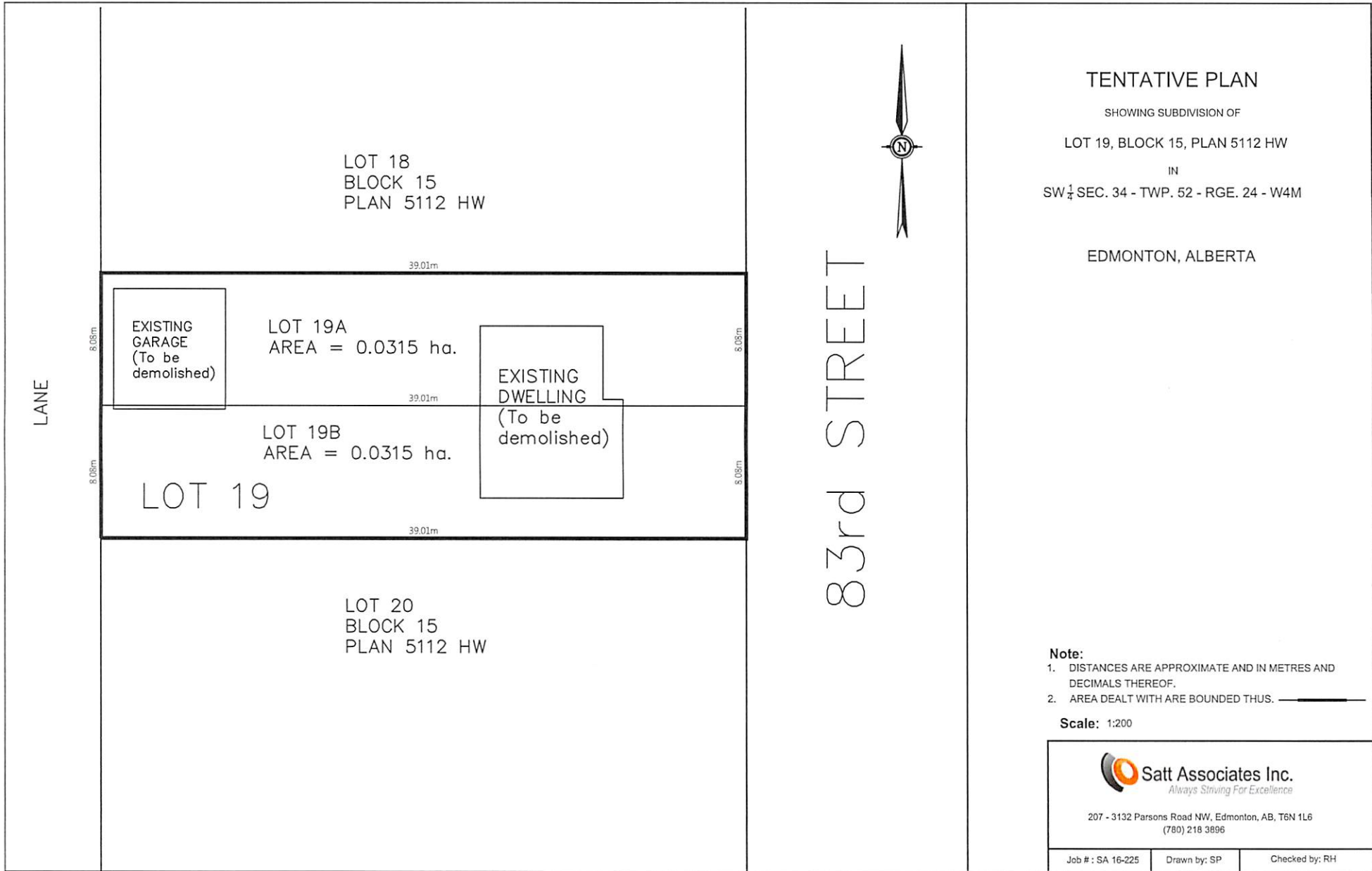
If you have further questions, please contact Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/sc/Posse #231938847-001

Enclosure(s)



TENTATIVE PLAN

SHOWING SUBDIVISION OF
 LOT 19, BLOCK 15, PLAN 5112 HW
 IN
 SW $\frac{1}{4}$ SEC. 34 - TWP. 52 - RGE. 24 - W4M

EDMONTON, ALBERTA

- Note:**
- DISTANCES ARE APPROXIMATE AND IN METRES AND DECIMALS THEREOF.
 - AREA DEALT WITH ARE BOUNDED THUS.

Scale: 1:200



207 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6
 (780) 218 3896

Job # : SA 16-225	Drawn by: SP	Checked by: RH
-------------------	--------------	----------------



November 24, 2016

File NO. LDA16-0487

Delta Land Surveys Ltd.
9809 - 89 Avenue NW
Edmonton, AB T6E 2S3

ATTENTION: John Sung

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 22, Plan RN64, located west of 123 Street and north of 121 Avenue;
PRINCE CHARLES

The Subdivision by Plan is APPROVED on November 24, 2016, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 6.6 m south of the north property line of Lot 4. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00 - 2016 fees) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

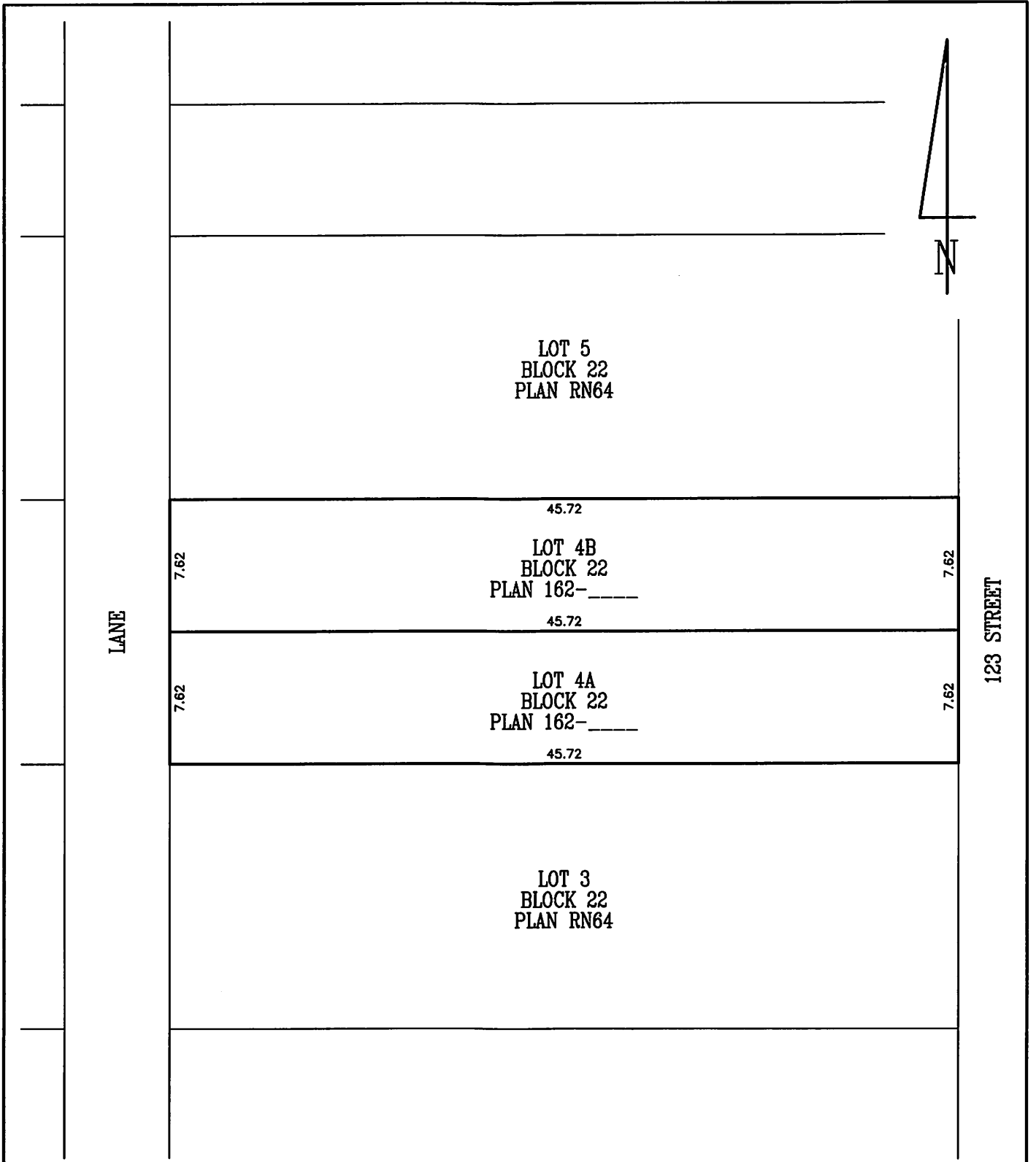
If you have further questions, please contact Darbi Kinnee at 780-496-1758 or darbi.kinnee@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/dk/Posse #232275262-001

Enclosure(s)



DRAWING

THIS DRAWING IS PREPARED FOR:
ADAM TASSONE

SHOWING PROPOSED SUBDIVISION OF
LOT 4, BLOCK 22, PLAN RN64
12114 - 123 STREET
CITY OF EDMONTON - ALBERTA

NOTES:
1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.

DELTA LAND SURVEYS LTD.
9809-89 AVE, EDMONTON, AB, T6E-2S3
780-431-0816 (TEL) 780-432-1024 (FAX)

SCALE 1:300 | JOB No. G0605LTO | OCT. 07, 2016.



November 24, 2016

File NO. LDA16-0488

Alberta Geomatics Inc.
201, 8762 – 50 Avenue NW
Edmonton, AB T6E 5K8

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to adjust the common property line of Lot 46A, Block 2, Plan 16 23399 and Lot 46B, Block 2, Plan 16 23399 located west of 141 Street NW and north of 92 Avenue NW; **PARKVIEW**

The Subdivision by Plan is APPROVED on November 24, 2016, subject to the following conditions:

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 8.1 m east of the west property line of Lot 46B. The existing storm service enters the proposed subdivision approximately 10.7 m west of the east property line of Lot 46B. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00 – 2016 fee schedule) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

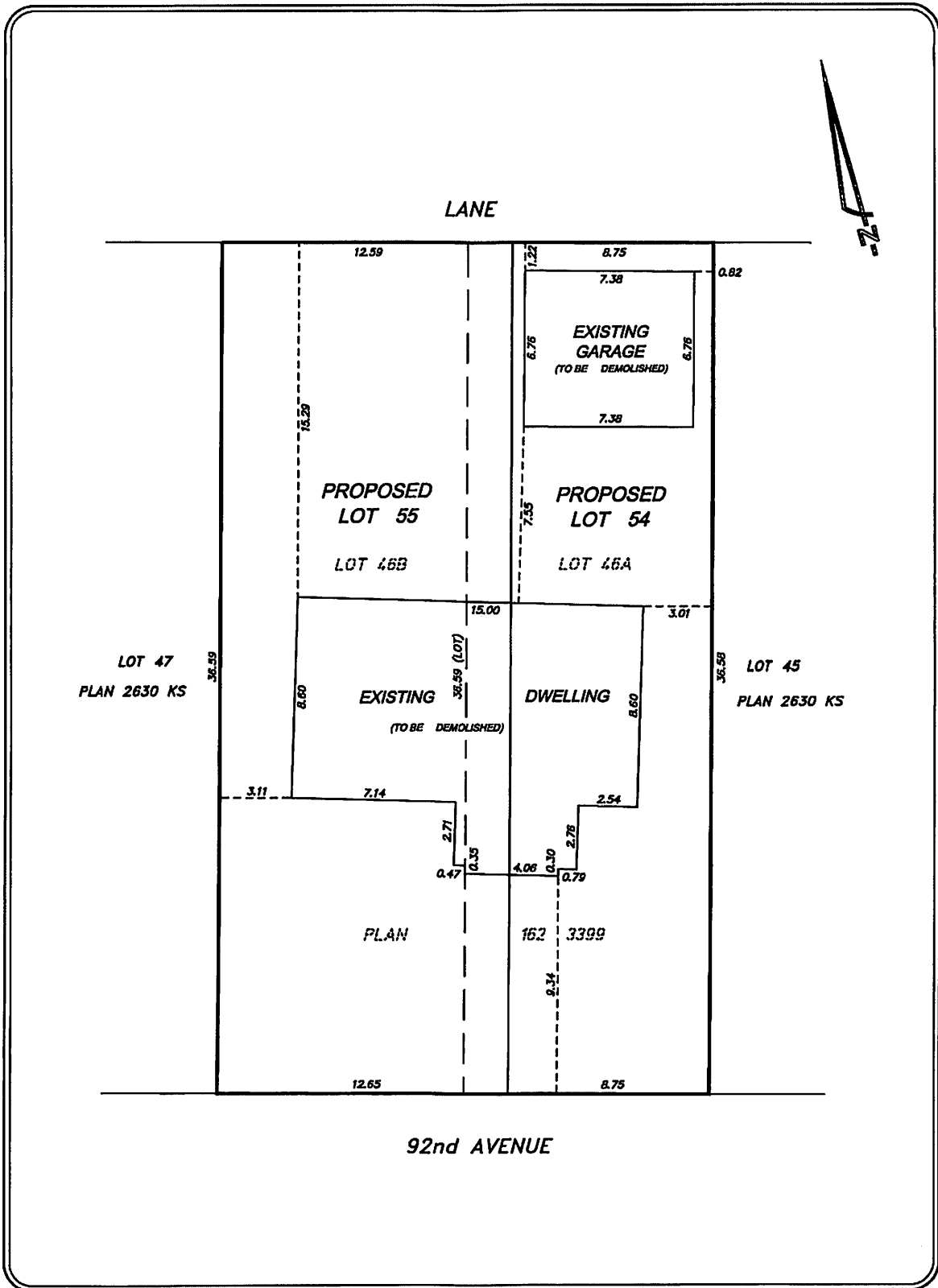
If you have further questions, please contact Gilbert Quashie-Sam at 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

Regards,


Blair McDowell
Subdivision Authority

BM/gq/Posse #232104801-001

Enclosure(s)



TENTATIVE PLAN

Suite 201, 8762-50 AVENUE EDMONTON ALBERTA T6E 5K8 email: abgeo@telus.net PH: (780) 437-8033 FAX: (780) 437-8024		<p>NOTE: ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF NUMBER OF PARCEL CREATED 2</p> <p>ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY</p>
LOT: 46A & 46B BLOCK: 1 PLAN: 162 3399		
SUBMISSION: PARKVIEW		ADDRESS: 13908 & 13910 - 92 AVENUE
BUILDER/OWNER: TECH VIEW HOME LTD. EDMONTON		ZONING: RF1
FILE: E11642	LOT AREA: 0.078 ha.	SCALE: 1:200
DRAWN BY: D.S.	CHECKED BY: P.S.	2016-10-05



November 24, 2016

File NO. LDA16-0498

VIGA Developments
7-24524 - Township Road 544
Edmonton, AB T8T 0B3

ATTENTION: Andrew Afonso

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 1, Plan 1719KS, located east of 75 Street NW and south of 106 Avenue;
FOREST HEIGHTS

The Subdivision by Plan is APPROVED on November 24, 2016, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 10.2m north of the south property line of Lot 18 (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information;

5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00 - 2016 fees) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

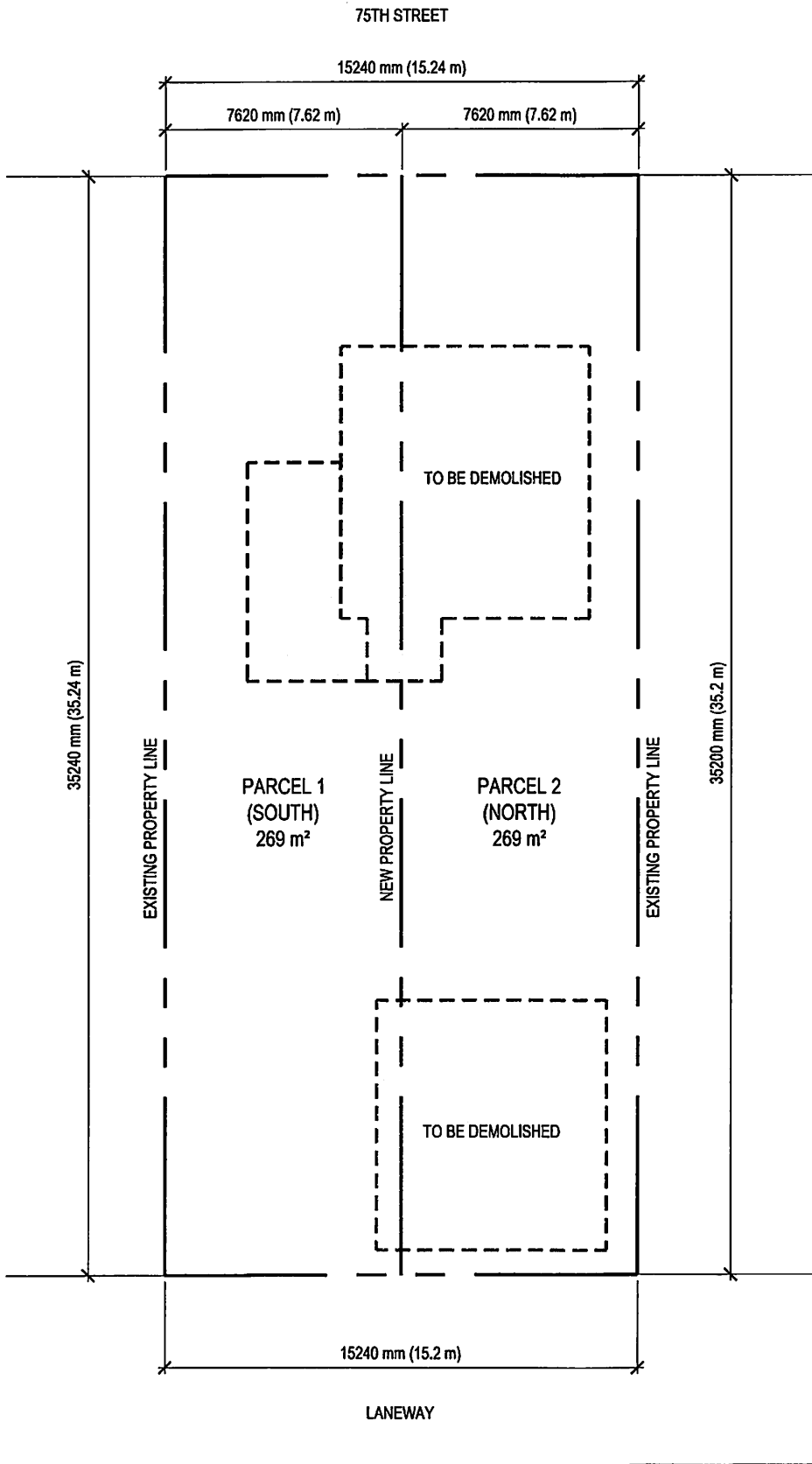
If you have further questions, please contact Darbi Kinnee at 780-496-1758 or darbi.kinnee@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/dk/Posse #231490771-001

Enclosure(s)



SITE INFORMATION

LEGAL ADDRESS:
 LOT 18
 BLOCK 1
 PLAN 1719 KS

MUNICIPAL ADDRESS:
 10509 - 75 ST N.W.
 EDMONTON, AB
 T6A 2Z6

ZONING:
 (RF3) SMALL SCALE INFILL
 DEVELOPMENT ZONE

EXISTING SITE AREA:
 537 m²

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY SUBDIVISION
- - - BUILDINGS & ACCESSORY
- - - BUILDINGS TO BE DEMOLISHED

Date	Scale
2016-10-12	1:200

Project
AFONSO INFILL

Drawing Title
**LOT SUBDIVISION
 PLAN**

Project No.	Drawing No.
	1 OF 1



November 24, 2016

File NO. LDA16-0538

WSP Canada Inc.
9925 - 109 Street NW
Edmonton, AB T5K 2J8

ATTENTION: Chuck McNutt

RE: Tentative plan of subdivision to create revise conditionally approve LDA15-0369 (138 residential units to 136 residential units) by bare land condominium from Lot 142A, Block 1, Plan 042 0150, located north of 15 Avenue SW and east of 127 Street SW; **RUTHERFORD**

The Subdivision by Bare Land Condominium is APPROVED on November 24, 2016 , subject to the following condition(s):

1. that the approved subdivision LDA15-0369, be registered concurrent with this application;
2. that the owner obtain a development permit for the reduction of units from 138 to 136 prior to endorsement of Phase II . Development Permits can be obtained from Development Services; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that all municipal services enter the site through Common Property;
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;

5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
6. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact April Gallays at 780-496-1895 or april.gallays@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/ag/Posse #235316309-001

Enclosure(s)

RUTHERFORD

Tentative Plan showing Proposed
Subdivision for Bareland Condominium

of

**Lot 142A, Block 1
Plan 0420150**

within
EDMONTON, ALBERTA

Scale: 1:1000

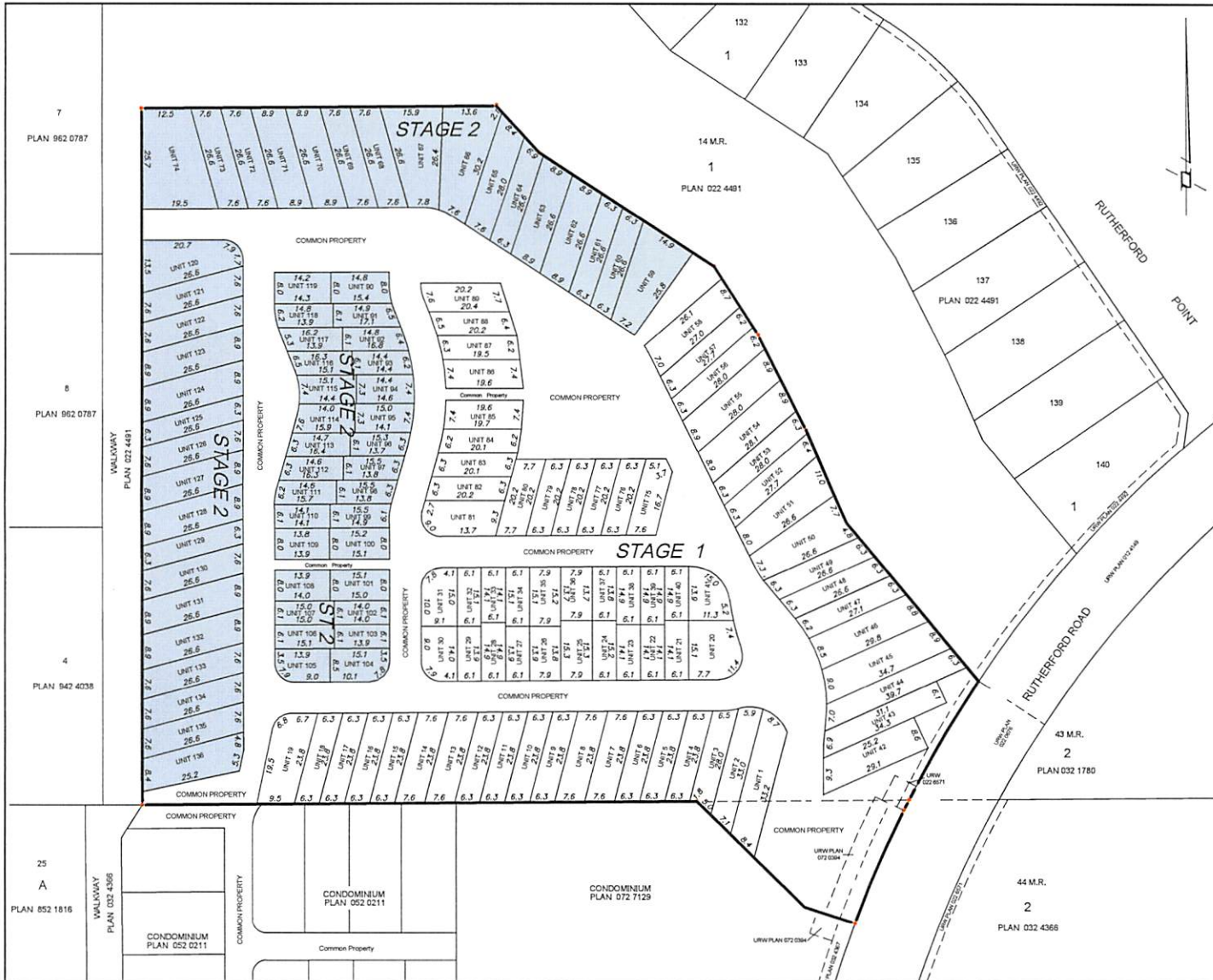


Area to be subdivided shown thus and contains 136 Bareland Condominium units and common property and is approximately 3.05 hectares.

All dimensions are in metres and decimals thereof.

Original Submission Date: MARCH 25, 2015
Last Revision Date (R): NOVEMBER 17, 2015

Project Number: 06020948



Thursday, November 17, 2016
9:30 am



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 46

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the November 17, 2016 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the November 10, 2016 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA14-0526
163476036-001
Tentative plan of subdivision to create one (1) multiple family lot (MFL), one (1) Municipal Reserve lot, and one (1) Environmental Reserve lot, from Lot F, Plan 782 2404 located north of Blackburn Drive West SW and east of 111 Street SW; **BLACKBURNE**

MOVED Blair McDowell
That the application for subdivision be Approved as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA16-0426
230224622-001
Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 8, Plan 8661 T, located south of 130 Avenue NW and east of 122 Street NW; **CALDER**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

3. LDA16-0445
231038733-001
Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 10, Plan 2424 HW, located north of 87 Avenue NW and west of 120 Street NW; **WINDSOR PARK**

MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA16-0458 231444084-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 12, Plan 6097 MC, located north of 57 Avenue NW and east of 110 Street NW; PLEASENTVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA16-0461 231413831-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 15, Block 56, Plan 6800AK, located east of 84 Street and south of 103 Avenue; FOREST HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA16-0469 231877614-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 26, Plan RN46, located east of 123 Street NW and south of 116 Avenue NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA16-0474 231738743-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 63A, Plan 4677 HW located south of 106A Avenue NW and east of 136 Street NW; GLENORA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA16-0489 232199520-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 9, Plan 5053 KS located north of 87 Avenue NW and west of 153 Street NW; JASPER PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 9:40 a.m.	